

RENTAL MARKET REPORT

Manitoba Highlights

Canada Mortgage and Housing Corporation

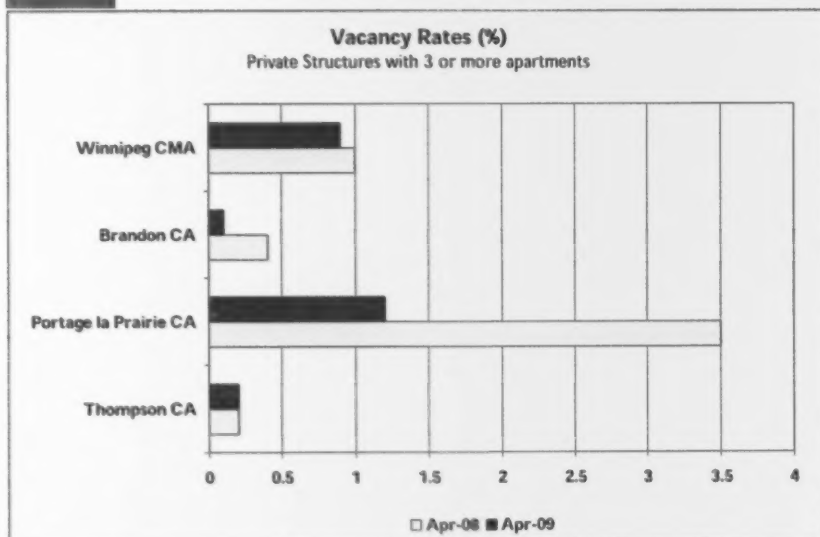
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Highlights

- The average apartment vacancy rate across urban centres in Manitoba stood at 0.8 per cent in April 2009, down from 1.0 per cent in April 2008.
- In April 2009, the lowest vacancy rate was in Brandon, at 0.1 per cent, and the highest in Portage La Prairie, at 1.2 per cent.
- In Winnipeg, the vacancy rate was recorded at 0.9 per cent, down from one per cent in April 2008.
- On average, apartments of all unit types across the province rented for \$664 a month in April 2009, ranging from \$535 in Portage to \$670 in Winnipeg.

In April 2009, Canada Mortgage and Housing Corporation (CMHC) surveyed privately initiated rental apartments in Manitoba centres with populations of more than 10,000 people. Out of a total rental stock of 59,598 units, 503 were found to be vacant. This represented a vacancy rate of 0.8 per cent compared with one per cent one year earlier.

Figure 1

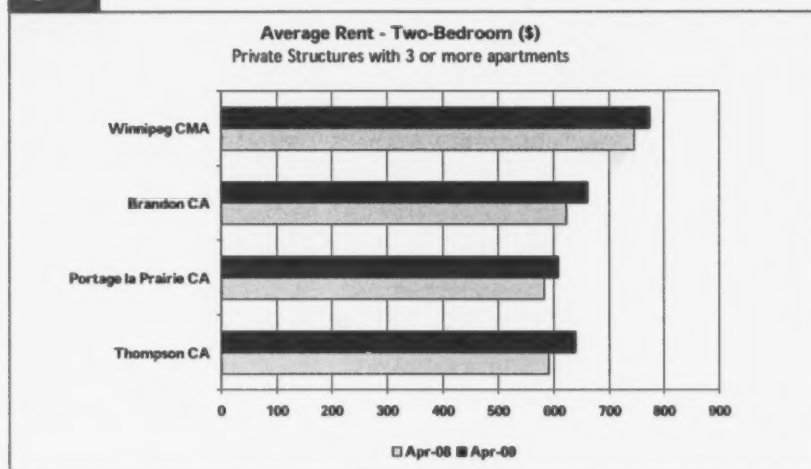


In Winnipeg, the average apartment vacancy rate decreased to 0.9 per cent in April 2009, from one per cent in April 2008. Fewer units were found vacant in April 2009 despite the addition of 1,606 units to the universe since the previous April survey. The lowest vacancy rate in April 2009 was recorded in bachelor units at 0.5 per cent and two-bedroom units where it was 0.8 per cent. Demand for rental units in Winnipeg remains strong as thousands of international immigrants

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Figure 2



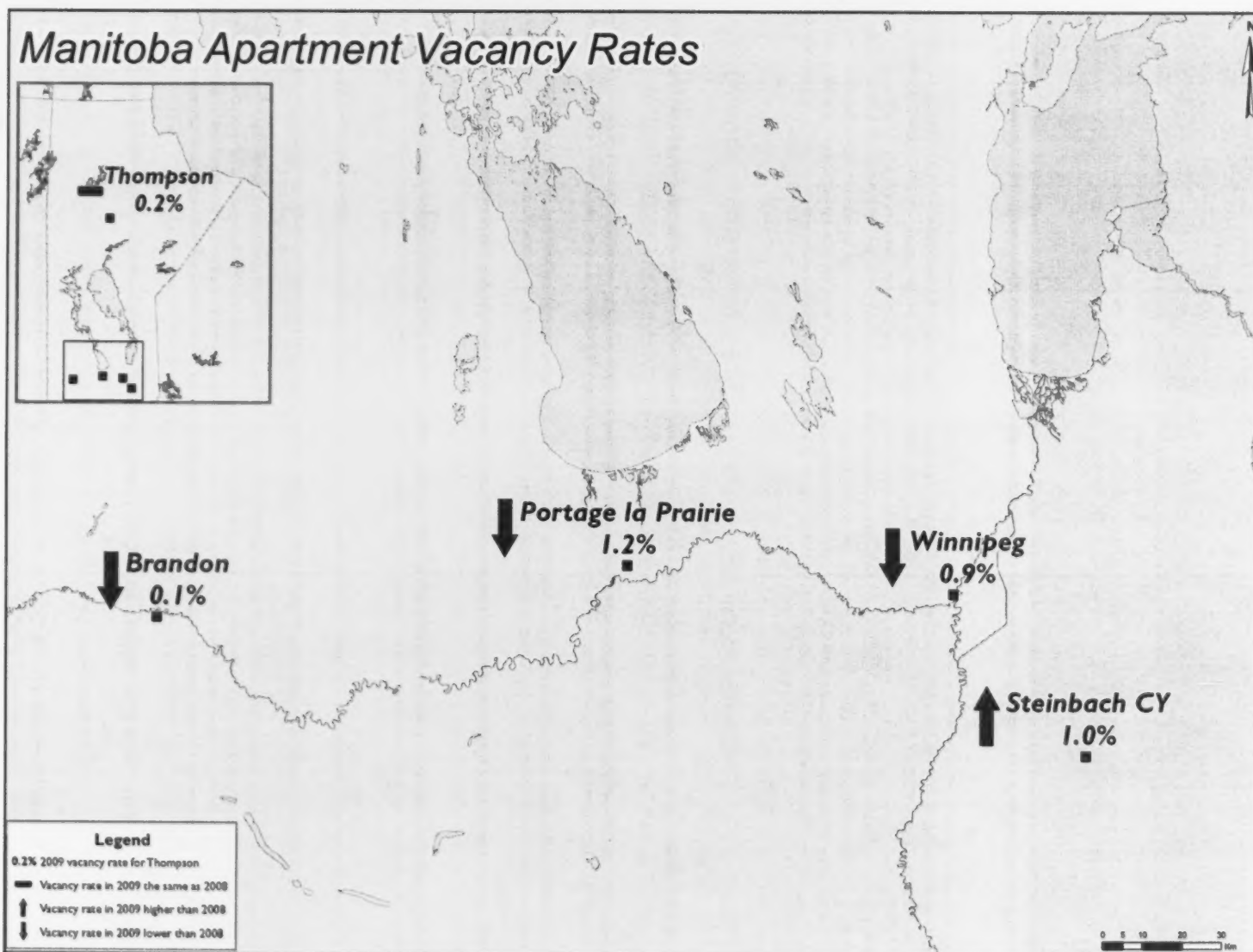
who have a high propensity to rent continue to make Winnipeg home.

As a result of low vacancy rates, average rents increased across the province from April 2008 to April 2009. In April 2009, the average monthly rent for a two-bedroom apartment in existing structures in Winnipeg went up by 3.4 per cent. The Residential Tenancies Branch's mandated maximum rent growth is two per cent for 2009. There are several scenarios, however, where a building may be exempted from the rent guidelines. Units built after 2002 and units which have been renovated

are the most common. The proportion of buildings in the overall rental pool that are eligible for exemptions, and the extent to which rents in these buildings increase beyond those where the mandate applies, leads to a gain in the overall average above the maximum two per cent average.

In Thompson, the average vacancy rate remained unchanged at 0.2 per cent between the two spring surveys. The average rent for two-bedroom apartments in new and existing structures was \$639 per month in April 2009 compared to

\$590 last April. In Brandon, the vacancy rate was the lowest in the province, at 0.1 per cent. The average rent for a two-bedroom apartment in new and existing structures in that city was \$662 in April 2009. Portage La Prairie had the highest average vacancy rate amongst the Manitoba urban centres, at 1.2 per cent. For two-bedroom apartments, on average, renters in Portage paid \$608 a month this April. The survey showed an average vacancy rate of one per cent for Steinbach. People renting a two-bedroom apartment in Steinbach on average paid \$638 a month this April.



1.1.1 Private Apartment Vacancy Rates (%)

by Bedroom Type

Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Winnipeg CMA	2.3 c	0.5 a	1.0 a	1.0 a	0.9 a	0.8 a	0.7 a	1.8 c	1.0 a	0.9 a
Brandon CA	1.4 d	0.0 c	0.8 a	0.4 a	0.2 a	0.0 b	0.0 b	0.0 b	0.4 a	0.1 a
Hanover RM	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Portage la Prairie CA	**	0.0 d	4.4 b	2.8 c	2.5 a	0.0 b	4.8 a	0.0 a	3.5 b	1.2 a
Steinbach CY	0.0 a	0.0 a	0.0 a	0.4 a	1.0 a	1.3 a	0.0 a	6.3 a	0.6 a	1.0 a
Thompson CA	0.0 a	**	0.2 a	0.0 b	0.3 a	0.2 a	0.0 a	0.0 c	0.2 a	0.2 a
Manitoba 10,000+	2.2 c	0.5 a	1.0 a	0.9 a	0.8 a	0.7 a	0.7 a	1.7 c	1.0 a	0.8 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)

by Bedroom Type

Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Winnipeg CMA	453 a	455 a	592 a	616 a	746 a	774 a	906 a	920 a	648 a	670 a
Brandon CA	391 a	410 a	502 a	520 a	623 a	662 a	707 a	774 a	579 a	607 a
Hanover RM	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Portage la Prairie CA	312 b	348 c	468 a	469 a	583 a	608 a	560 a	532 a	524 a	535 a
Steinbach CY	335 a	342 b	520 a	520 a	624 a	638 a	702 a	695 a	579 a	592 a
Thompson CA	452 a	474 a	531 a	577 a	590 a	639 a	662 a	688 a	562 a	611 a
Manitoba 10,000+	450 a	453 a	586 a	610 a	726 a	757 a	879 a	905 a	640 a	664 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Winnipeg CMA	24 a	4,747	256 a	26,631	175 a	21,012	27 c	1,515	482 a	53,906
Brandon CA	0 c	93	4 a	1,035	0 b	1,845	0 b	61	4 a	3,034
Hanover RM	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Portage la Prairie CA	0 d	17	7 c	260	0 b	293	0 a	12	7 a	582
Steinbach CY	0 a	22	1 a	240	5 a	395	1 a	16	7 a	673
Thompson CA	**	50	0 b	497	2 a	825	0 c	27	3 a	1,399
Manitoba 10,000+	25 a	4,929	268 a	28,664	182 a	24,374	28 c	1,631	503 a	59,598

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Winnipeg CMA	3.9 d	1.2 a	1.4 a	1.4 a	1.3 a	1.3 a	0.7 a	1.9 c	1.5 a	1.4 a
Brandon CA	2.8 c	0.0 c	2.8 b	1.3 a	1.2 a	0.8 a	1.9 c	**	1.8 a	1.0 a
Hanover RM	n/u	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**
Portage la Prairie CA	**	0.0 d	5.2 b	2.8 c	4.0 b	0.4 a	9.5 a	0.0 a	4.8 b	1.4 a
Steinbach CY	0.0 a	0.0 a	0.0 a	0.8 a	1.0 a	1.3 a	0.0 a	6.3 a	0.6 a	1.2 a
Thompson CA	0.0 a	**	0.2 a	0.0 b	0.3 a	0.2 a	0.0 a	0.0 c	0.2 a	0.2 a
Manitoba 10,000+	3.8 d	1.2 a	1.5 a	1.4 a	1.3 a	1.2 a	0.9 a	1.9 c	1.5 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent ¹ by Bedroom Type Manitoba										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Winnipeg CMA	3.6 c	2.5 c	3.3 a	3.0 b	3.1 b	3.4 b	4.6 d	**	3.4 a	3.1 b
Brandon CA	++	**	3.6 b	2.2 b	2.8 a	3.5 b	**	**	3.1 b	3.2 b
Hanover RM	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Portage la Prairie CA	**	**	2.1 b	3.5 c	1.3 a	2.5 a	**	3.2 a	2.1 a	2.7 a
Steinbach CY	n/u	**	n/u	2.9 a	n/u	2.9 a	n/u	-3.4 a	n/u	2.8 a
Thompson CA	2.1 a	3.6 b	4.0 a	5.4 a	3.7 a	6.3 a	2.8 a	3.4 b	3.7 a	6.0 a
Manitoba 10,000+	3.5 c	2.5 c	3.3 a	3.0 a	3.1 b	3.5 b	4.5 d	**	3.4 a	3.2 b

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2008 vs. \$550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Spring Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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